

## **Project Narrative – Mullinax Ford**

The proposal is for two small projects at the existing Mullinax Ford site in West Olympia and another small project across the street at the existing Toyota site. The first project on the Ford site is to demolish the existing 2 story structure as shown on the attached plan. Once the building is removed, we propose to place additional display parking in the area. This might also require some modified striping in existing display parking. Additional locations for display parking might also be explored which we would like to discuss at the meeting. All operations currently occurring in this existing building will move to the Toyota site across the street. Mullinax Ford needs to relocate from it's Pacific Avenue location and is researching the option of locating to the old Toyota location among others. The other project on the Ford site is to add a car display tower as shown on the attached illustration. The location of the tower is not settled but a potential location has been shown for illustrative purposes. The purpose of the tower is to act as advertising signage. This structure will not be occupied and will serve only as a car display. The project on the existing Toyota site is to do some façade changes (per attached), update signage on both the building and the monument signs along the road frontages and to close one driveway per the attached map.

### Car Display Tower

The car display tower is a structure but its intended usage is as an advertising sign. Mullinax Ford is located on the 101 freeway but doesn't have good freeway visibility due to grade changes and vegetation. To remain competitive with other Ford dealers in the surrounding area who currently have great views from the freeway, greater freeway visibility is needed for Mullinax Ford. We understand that the car display tower doesn't neatly fit within standards so we want to discuss the required process for approval.

### Access

There are currently two accesses to the Mullinax Ford site from Cooper Point Road. The main access is located at a signalized intersection with Carriage Loop Road. There is a secondary access further east along Cooper Point Road. As a part of the project, we would propose to close the secondary access and recapture some car display area along the Cooper Point Road frontage.

There are currently 2 access onto the Toyota site on Carriage Loop. This project would proposed to close the northmost driveway.

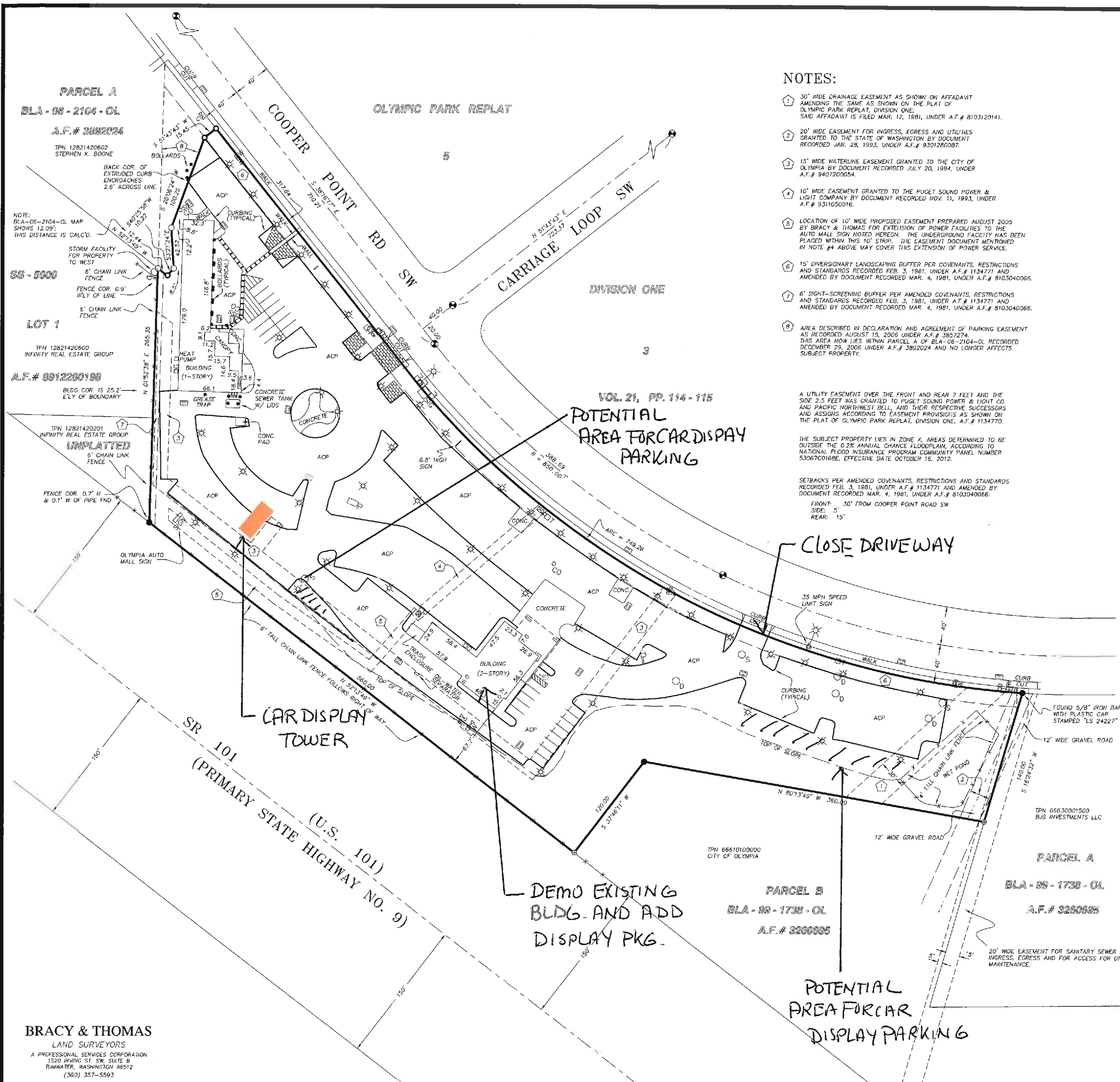
### Stormwater

The site has an existing stormwater management system. It is our intent to stay within the thresholds of new and replaced hard surfaces to minimize stormwater impacts and to only require Core Requirements #1-#5. Once the new or replaced impervious areas are constructed, they will be directed to the existing on-site stormwater management system. Modifications to the existing system are not proposed. A plan for the existing system has been attached including both the original system as well as modifications made as part of the Quick Lane construction.

Although it is our intent to minimize stormwater impacts to the existing Ford site, we would like to discuss the triggers and thresholds to determine the level of site improvements that might be made. As discussed above, there are some potential areas where additional display parking might be considered.

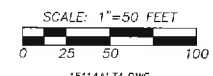
A couple have been noted on the attached. We would like to discuss these areas and how they may impact the stormwater requirements.

N:\Marketing\Proposals\Proposal Numbers\P2678.01 Mullinax Ford Redevelopment\Project Narrative for Preapp.docx



LEGEND

- AS NOTED
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- STORM DRAIN CLEAN OUT
- STORM DRAIN MANHOLE
- CATCH BASIN
- GAS METER
- GAS VALVE
- TELEPHONE PEDESTAL
- JUNCTION BOX
- SIGN
- TRAFFIC SIGNAL CONTROLLER
- TRAFFIC SIGNAL POLE
- STREET LIGHT
- LUMINAIRE
- POWER METER
- POWER TRANSFORMER
- POWER VAULT
- HANDICAP PARKING (PAINT HAS FADING)
- BRICK SURFACING
- CROSSWALK
- MAILBOX
- ACP ASPHALT CONCRETE SURFACING
- EP EDGE OF PAVEMENT



- SET 1/2\"/>
- FOUND 1/2\"/>
- FOUND 5/8\"/>
- FOUND CONCRETE MONUMENT WITH BRASS CAP

BASIS OF MERIDIAN

PLAT OF OLYMPIC PARK REPLAT, DIVISION ONE, AS RECORDED IN VOLUME 21 OF PLATS, PAGES 114 & 115

SURVEY PROCEDURE

THIS SURVEY WAS COMPLETED WITH A FIVE SECOND TOTAL STATION AND FIELD TRAVERSE ACCURACY MEETS OR EXCEEDS THOSE PRECISION STANDARDS STATED IN WAC 332-130-090

DESCRIPTION

PARCEL B OF BOUNDARY LINE ADJUSTMENT NO. BLA-06-2104-OL RECORDED DECEMBER 29, 2006 UNDER AUDITOR'S FILE NO. 3892024, RECORDS OF THURSTON COUNTY, WASHINGTON.

AREA OF PROPERTY: 5.56 ACRES (242,306 S.F.)  
ADDRESS OF PROPERTY: 1905 COOPER POINT RD SW OLYMPIA, WA 98502  
TAX PARCEL NUMBER: 66610000400

SURVEYOR'S CERTIFICATE

THIS SURVEY IS MADE FOR THE BENEFIT OF: \_\_\_\_\_ ITS SUCCESSORS AND/OR ASSIGNS  
LENDER'S COUNSEL: \_\_\_\_\_  
BORROWER: MULLINAX FORD OF OLYMPIA, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
TITLE AGENT: OLYMPIA TITLE DEPARTMENT  
TITLE COMPANY: CHICAGO TITLE INSURANCE COMPANY (COMMITMENT NO. 140001939, AMENDMENT NO. 1, DATED APRIL 28, 2014)  
I HEREBY CERTIFY THAT THIS SURVEY, DATED \_\_\_\_\_  
(a) WAS MADE ON THE GROUND AND PLATTED UNDER MY SUPERVISION AND CORRECTLY SHOWS: (i) THE BOUNDARIES AND AREAS OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION, AND TYPE OF BUILDINGS AND IMPROVEMENTS THEREON AND THE DISTANCE THEREFROM TO THE NEAREST EXTERIOR PROPERTY LINES OF THE SUBJECT PROPERTY; (ii) THE LOCATION OF ALL RIGHTS-OF-WAY, EASEMENTS AND OTHER MATTERS OF RECORD WHICH ARE REFLECTED ON MORTGAGEE'S TITLE INSURANCE COMMITMENT NO. 2039544 ISSUED BY THE TITLE COMPANY, AFFECTING OR BENEFITING THE SUBJECT PROPERTY; AND (iii) ALL ADJOINING DEDICATED PUBLIC STREETS PROVIDING ACCESS TO THE SUBJECT PROPERTY, TOGETHER WITH THE WIDTH AND NAME THEREOF;  
(b) SHOWS THAT THERE ARE NO (i) ENCROACHMENTS UPON THE SUBJECT PROPERTY BY IMPROVEMENTS ON ADJACENT PROPERTY; (ii) ENCROACHMENTS ON ADJACENT PROPERTY, STREETS, OR ALLEYS BY ANY IMPROVEMENTS ON THE SUBJECT PROPERTY; (iii) PARTY WALLS; (iv) CONFLICTS OR PROTRUSIONS; (v) OVERLAPS OR BOUNDARY LINE DISPUTES; OR (vi) EASEMENTS ABOVE GROUND OR BELOW GROUND WHICH ARE IN USE AND NOT OF RECORD;  
(c) SHOWS ALL REQUIRED BUILDING SETBACK LINES ON THE SUBJECT PROPERTY LOCATED AS SHOWN THEREON;  
(d) SHOWS ADEQUATE INGRESS TO AND EGRESS FROM THE SUBJECT PROPERTY IS PROVIDED BY COOPER POINT ROAD SW, THE SAME BEING PAVED, WITH DEDICATED PUBLIC RIGHT(S)-OF-WAY MAINTAINED BY THE CITY OF OLYMPIA;  
(e) MEETS ALL REQUIREMENTS OF SURVEYS ESTABLISHED BY STATE OF WASHINGTON LAW INCLUDING CHAPTER 58.09 OF REVISED CODE OF WASHINGTON (RCW) AND CHAPTER 332.130 OF THE WASHINGTON ADMINISTRATIVE CODE (WAC);  
(f) SHOWS THAT THERE EXIST AT THE BOUNDARY LINES OF THE SUBJECT PROPERTY STORM AND SANITARY SEWER LINES, TELEPHONE LINES, AND ELECTRICITY LINES, ALL OF WHICH RUN DIRECTLY FROM A DEDICATED PUBLIC RIGHT-OF-WAY TO THE SUBJECT PROPERTY, WITHOUT CROSSING PRIVATELY OWNED PROPERTY EXCEPT OVER EASEMENTS SPECIFICALLY PROVIDED FOR SUCH PURPOSES, WHICH EASEMENTS ARE REFLECTED ON THIS SURVEY;  
(g) SHOWS THAT THE SUBJECT PROPERTY CONTAINS 5.56 ACRES, AND 242,306 SQUARE FEET;  
(h) SHOWS THAT THE PROPERTIES ARE OR ARE NOT LOCATED IN A FLOOD PLAIN OR A FLOOD PROVE AREA AND THE FLOOD MAP NUMBER FROM WHICH THIS INFORMATION WAS OBTAINED;  
(i) SHOWS THE LEGAL DESCRIPTION HEREON, WHICH IS IDENTICAL TO THE LEGAL DESCRIPTION SHOWN ON THE SKETCH OF THE PROPERTY; AND  
(j) IF THE SUBJECT PROPERTY IS COMPRISED OF ONE OR MORE SUBPARCELS, THE METES AND BOUNDS PERIMETER LEGAL DESCRIPTION OF THE SUBJECT PROPERTY CONTAINED ON THE PLAT OF SURVEY ENCOMPASSES ALL OF SAID SUBPARCELS AND ALL OF SAID SUBPARCELS ARE CONTIGUOUS, EACH TO THE OTHER, AND THERE ARE NO GAPS, GORES OR OVERLAPS.

THIS ALSO CERTIFIES THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 7b(1), 8, 9, 11a, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 20, 2014.

GARETH M. JOHNSON, REGISTERED PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 11019  
STATE OF WASHINGTON



A.L.T.A. SURVEY FOR  
MULLINAX FORD OF OLYMPIA, LLC

OF PARCEL B OF BOUNDARY LINE ADJUSTMENT NO. BLA-06-2104-OL RECORDED DECEMBER 29, 2006 UNDER AUDITOR'S FILE NO. 3892024, RECORDS OF THURSTON COUNTY, WASHINGTON.

1905 COOPER POINT RD SW  
OLYMPIA, WA 98502

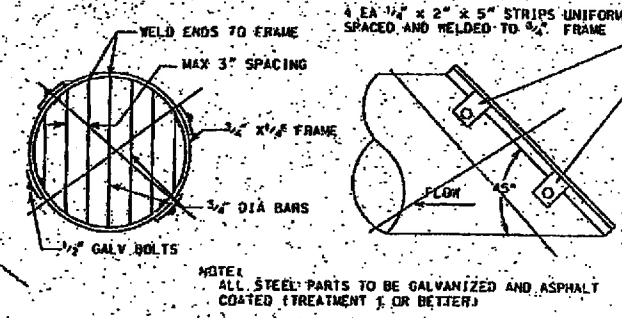
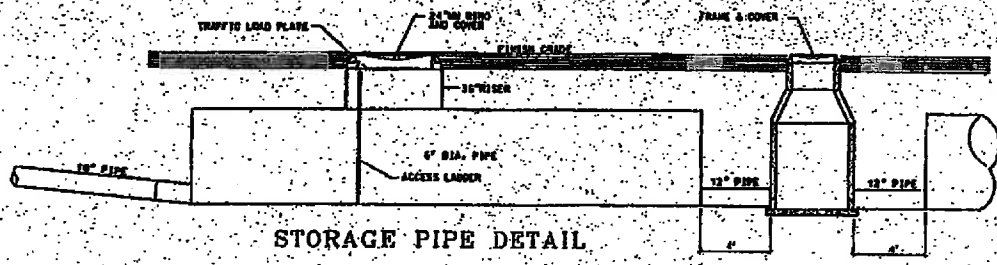
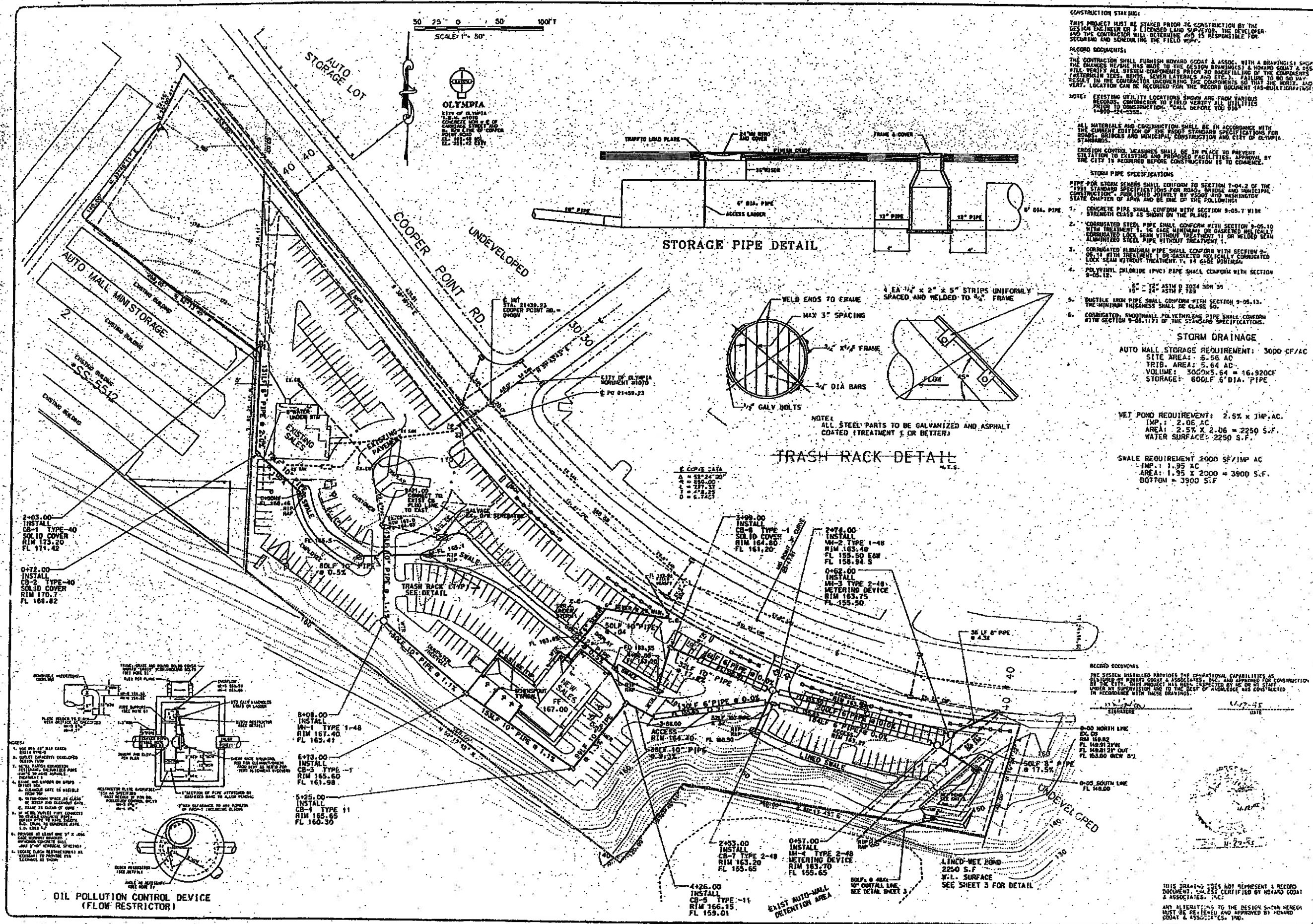
PRESUB SITE PLAN

BRACY & THOMAS  
LAND SURVEYORS  
A PROFESSIONAL SERVICES CORPORATION  
1520 IRVING ST. SW, SUITE B  
TUMWATER, WASHINGTON 98512  
(360) 357-5593





Ford Mullinax, Olympia, WA  
*CAR DISPLAY TOWER*



CONSTRUCTION STAKING:  
THIS PROJECT MUST BE STAKED PRIOR TO CONSTRUCTION BY THE DESIGN ENGINEER OR A LICENSED LAND SURVEYOR. THE DEVELOPER AND THE CONTRACTOR WILL DETERMINE AND IS RESPONSIBLE FOR SECURING AND MAINTAINING THE FIELD MAPS.

RECORD DOCUMENTS:  
THE CONTRACTOR SHALL FURNISH HOWARD CODAT & ASSOC. WITH A DRAWING(S) SHOWING THE EXISTING UTILITIES AND THE PROPOSED UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR INCURRING THE COSTS OF THE WORK. LOCATION CAN BE RECORDED FOR THE RECORD DOCUMENT (AS-BUILT DRAWINGS).

NOTE: EXISTING UTILITY LOCATIONS SHOWN ARE FROM VARIOUS RECORDS. CONTRACTOR TO FIELD VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG! 1-800-24-5555.

ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MOST STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND MUNICIPAL CONSTRUCTION AND CITY OF OLYMPIA STANDARDS.

EROSION CONTROL MEASURES SHALL BE IN PLACE TO PREVENT EROSION TO EXISTING AND PROPOSED FACILITIES. APPROVAL BY THE CITY IS REQUIRED BEFORE CONSTRUCTION IS TO COMMENCE.

STORM PIPE SPECIFICATIONS  
PIPE FOR STORM SEWERS SHALL CONFORM TO SECTION 7-04.2 OF THE 1991 STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND MUNICIPAL CONSTRUCTION, PUBLISHED JOINTLY BY WISCONSIN AND WASHINGTON STATE CHAPTER OF AASHTO AND BE ONE OF THE FOLLOWING:  
1. CORRUGATED PIPE SHALL CONFORM WITH SECTION 9-05.7 WITH STRENGTH CLASS AS SHOWN ON THE PLANS.  
2. CORRUGATED STEEL PIPE SHALL CONFORM WITH SECTION 9-05.10 WITH TREATMENT 1, 16 GAGE MINIMUM OR GASKETED HELICALLY ALUMINIZED STEEL PIPE WITHOUT TREATMENT 11 OR WELDED SEAM ALUMINIZED STEEL PIPE WITHOUT TREATMENT 11.  
3. CORRUGATED ALUMINUM PIPE SHALL CONFORM WITH SECTION 9-05.11 WITH TREATMENT 1 OR GASKETED HELICALLY CORRUGATED LOCK SEAM WITHOUT TREATMENT 1, 14 GAGE MINIMUM.  
4. POLYETHYLENE (PE) PIPE SHALL CONFORM WITH SECTION 9-05.12.  
5. DUCTILE IRON PIPE SHALL CONFORM WITH SECTION 9-05.13. THE MINIMUM THICKNESS SHALL BE CLASS 50.  
6. CORRUGATED, SMOOTHWALL POLYETHYLENE PIPE SHALL CONFORM WITH SECTION 9-05.11.7 OF THE STANDARD SPECIFICATIONS.

STORM DRAINAGE  
AUTO MALL STORAGE REQUIREMENT: 3000 CF/AC  
SITE AREA: 5.56 AC  
TRIP. AREA: 5.64 AC  
VOLUME: 3000x5.64 = 16,920 CF  
STORAGE: 600LF 6\"/>

WET POND REQUIREMENT: 2.5% x IMP. AC.  
IMP.: 2.06 AC  
AREA: 2.5% x 2.06 = 2250 S.F.  
WATER SURFACE: 2250 S.F.

SWALE REQUIREMENT 2000 SF/IMP AC  
IMP.: 1.35 AC  
AREA: 1.35 x 2000 = 2700 S.F.  
BOTTOM = 3900 S.F.

RECORD DOCUMENTS  
THE SYSTEM INSTALLED PROVIDES THE OPERATIONAL CAPABILITIES AS DESIGNED BY HOWARD CODAT & ASSOCIATES, INC. AND APPROVED FOR CONSTRUCTION BY THE CITY OF OLYMPIA. THIS PROJECT HAS BEEN INSPECTED BY ME OR MY STAFF UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND GOOD FAITH IN ACCORDANCE WITH THESE DRAWINGS.

DATE: 11-7-95

THIS DRAWING DOES NOT REPRESENT A RECORD DOCUMENT. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY ALTERATIONS TO THE DESIGN SHOWN HEREON MUST BE REVIEWED AND APPROVED BY HOWARD CODAT & ASSOCIATES, INC.

DESIGNED BY: CM

DRAWN BY: M.M.

CHECKED BY: HNC

DATE: MAY 1997

SHEET NO.: 1 OF 4

**HOWARD CODAT & ASSOCIATES**

CONSULTING CIVIL ENGINEERS

2708 WESTMOOR COURT

OLYMPIA, WA 98502

(360) 943-1599

FAX: 357-6299

SOURCES: M.A.C. JULY 1993

M.A.C. JULY 1993

M.A.C. JULY 1993

M.A.C. JULY 1993

**BOONE FORD WEST TRUCK RANCH**

**DRAINAGE AND SEWER**

SHEET: 1 OF 4

DATE: 2004.MAY.30

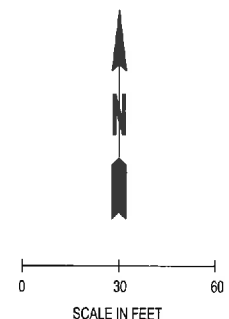
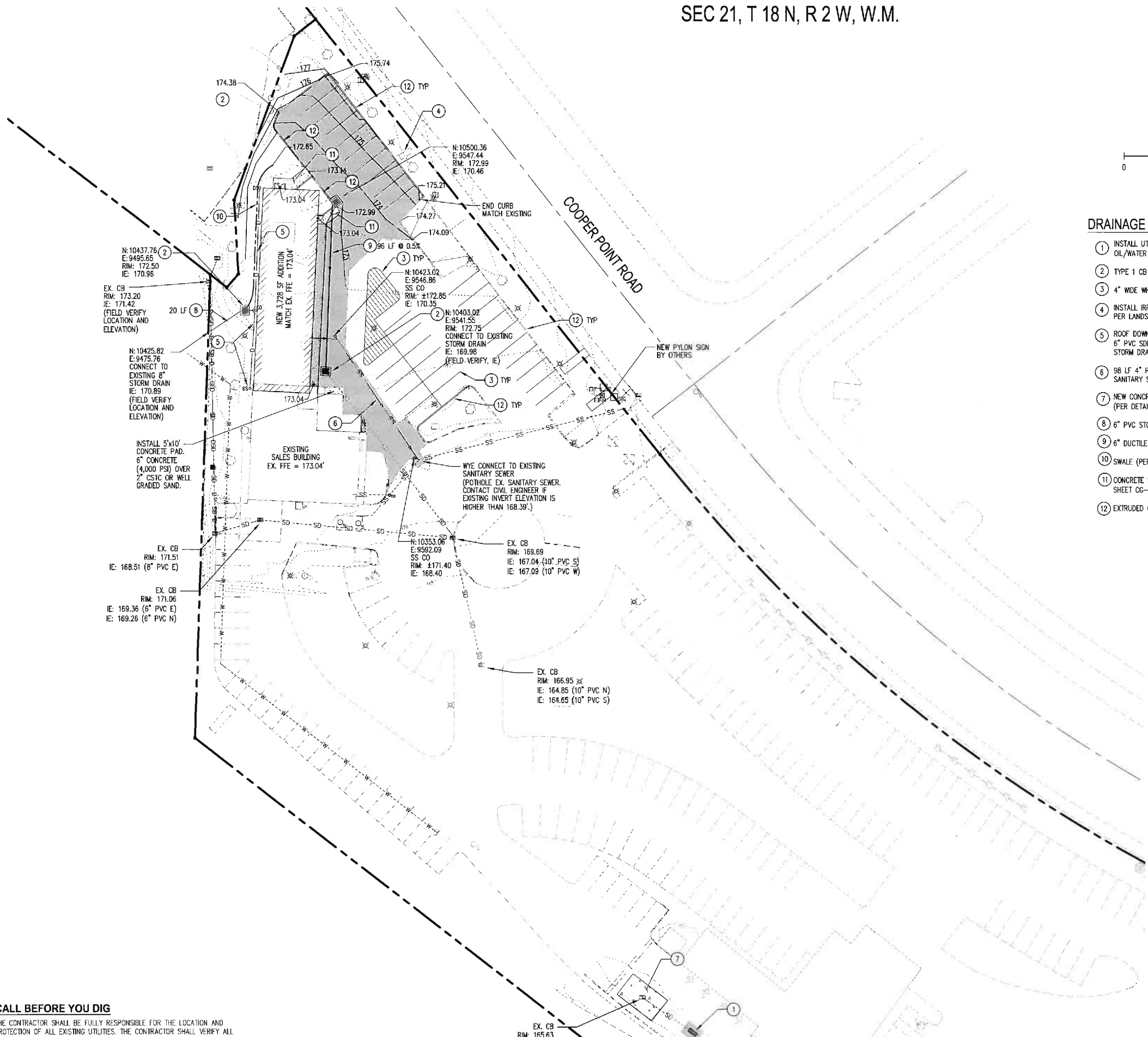
BY: HNC

CD932540 10-3593A

EXISTING DRAINAGE PLAN



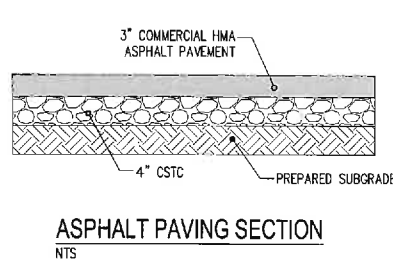
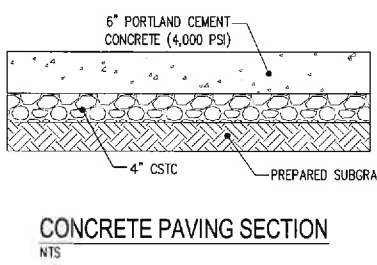
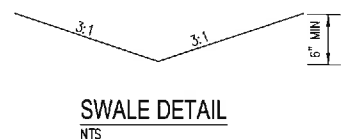
SEC 21, T 18 N, R 2 W, W.M.



LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	SPOT ELEVATION
	SLOPE LABEL
	ASPHALT (PER DETAIL ON THIS SHEET)
	2" ASPHALT OVERLAY
	CONCRETE
	SWALE
	EXISTING STORM LINE
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	NEW STORM DRAIN LINE
	NEW ROOF TIGHT LINE
	NEW SANITARY SEWER LINE

DRAINAGE AND UTILITY KEYNOTES:

1. INSTALL UTILITY VAULT 25-SA OIL/WATER SEPARATOR (PER DETAIL ON SHEET CG-03)
2. TYPE 1 CB (PER DETAIL ON SHEET CG-02)
3. 4" WIDE WHITE STRIPING
4. INSTALL IRRIGATION BACKFLOW DEVICE PER LANDSCAPE ARCHITECT
5. ROOF DOWNSPOUT 6" PVC SDR 35 TIGHT LINE TO STORM DRAIN SYSTEM
6. 98 LF 4" PVC SDR 35 SANITARY SEWER @ 2.0% SLOPE
7. NEW CONCRETE WASH PAD, SLOPE TO EXISTING DRAIN. (PER DETAIL ON THIS SHEET)
8. 6" PVC STORM DRAIN
9. 6" DUCTILE IRON STORM DRAIN
10. SWALE (PER DETAIL ON THIS SHEET)
11. CONCRETE SIDEWALK (PER OLYMPIA STD PLAN 4-9 ON SHEET CG-03)
12. EXTRUDED CURB (PER DETAIL ON SHEET CG-03)



**CALL BEFORE YOU DIG**  
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT (800) 424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

APPROVED FOR CONSTRUCTION  
BY: \_\_\_\_\_ Date: \_\_\_\_\_  
APPROVAL EXPIRES: \_\_\_\_\_

DATE	
REVISIONS	
SHEA-CARR-JEWELL ENGINEERING AND PLANNING SERVICES 2102 CARRIAGE DRIVE SW, BLDG. H, OLYMPIA, WASHINGTON 98502 P: 360-352-1465 F: 360-352-1509 WWW.SHEACARRJEWELL.COM	
SHEET TITLE: GRADING, DRAINAGE, PAVING AND UTILITY PLAN	
PROJECT NAME: ALL STAR FORD	
OLYMPIA, WA	
SEAL:	
DESIGNER:	R. JARVIS
DRAWN BY:	L. HURTADO
APPROVED BY:	R. JARVIS
DATE:	DECEMBER 7, 2012
JOB No:	1483.01
DRAWING FILE No:	1483.01 CG-01.dwg
DRAWING No:	CG-01
SHEET No:	5 OF 7

QUICK LANE DRAINAGE PLAN



Ford Mullinax, Olympia, WA

TOYOTA SITE